

IN THE UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF PENNSYLVANIA

In Re: ***Kathleen Ann Pianta,*** : Bankruptcy No. **17-11049 TPA**
Debtor. :
 :
Kathleen Ann Pianta, : Chapter **13**
Movant, :
 :
v. : Related to Document No.
 :
No Respondent. :
 :

AMENDMENT COVER SHEET

Amendment(s) to the following petition, list(s), schedule(s) or statement(s) are transmitted herewith:

_____ Voluntary Petition - *Specify reason for amendment:*

_____ Official Form 6 Schedules (Itemization of Changes Must Be Specified)

☒ Summary of Schedules
☒ Schedule A - Real Property
Schedule B - Personal Property
☒ Schedule C - Property Claimed as Exempt
Schedule D - Creditors holding Secured Claims

Check one:

_____ Creditor(s) added
_____ NO Creditor(s) added
_____ Creditor(s) deleted

_____ Schedule E - Creditors Holding Unsecured Priority Claims

Check one:

_____ Creditor(s) added
_____ NO Creditor(s) added
_____ Creditor(s) deleted

_____ Schedule F - Creditors Holding Unsecured Nonpriority Claims

Check one:

_____ Creditor(s) added
_____ NO Creditor(s) added
_____ Creditor(s) deleted

_____ Schedule G - Executory Contracts and Unexpired Leases

Check one:

_____ Creditor(s) added
_____ NO Creditor(s) added
_____ Creditor(s) deleted

_____ Schedule H - Codebtors

_____ Schedule I - Current Income of Individual Debtor(s)

_____ Schedule J - Current Expenditures of Individual Debtor(s)

_____ Statement of Financial Affairs

_____ Chapter 7 Individual Debtor's Statement of Intention

_____ Chapter 11 List of Equity Security Holders

_____ Chapter 11 List of Creditors Holding 20 Largest Unsecured Claims

_____ Disclosure of Compensation of Attorney for Debtor

_____ Other: _____

NOTICE OF AMENDMENT(S) TO AFFECTED PARTIES

Pursuant to Fed.R.Bankr.P. 1009(a) and Local Rule 1009-1, I certify that notice of the filing of the amendment(s) checked above has been given this date to the U.S. Trustee, the trustee in this case, and to entities affected by the amendment as follows:

Office of the United States Trustee
ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour
cmecf@chapter13trusteewdpa.com

Date November 6, 2017

/s/ Michael S. JanJanin, Esquire

Attorney for Debtor(s) [or *pro se* Debtor(s)]

Michael S. JanJanin, Esquire 38880

(Typed Name)

2222 West Grandview Boulevard
Erie, PA 16506

(Address)

(Phone No.)

38880

List Bar I.D. and State of Admission

Note: An amended matrix of creditors added by the amendment must be submitted on disk with the amendment. Attorneys filing electronically on the Case Management/Electronic Case Filing System may add creditors to the case electronically.

Fill in this information to identify your case:

Debtor 1 **Kathleen Ann Pianta**
 First Name Middle Name Last Name

Debtor 2
 (Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: **WESTERN DISTRICT OF PENNSYLVANIA**

Case number **17-11049 TPA**
 (if known)

☐ Check if this is an amended filing

Official Form 106Sum

Summary of Your Assets and Liabilities and Certain Statistical Information

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Fill out all of your schedules first; then complete the information on this form. If you are filing amended schedules after you file your original forms, you must fill out a new **Summary** and check the box at the top of this page.

Part 1: Summarize Your Assets

		Your assets Value of what you own
1. Schedule A/B: Property (Official Form 106A/B)		
1a. Copy line 55, Total real estate, from Schedule A/B.....	\$	160,000.00
1b. Copy line 62, Total personal property, from Schedule A/B.....	\$	20,158.04
1c. Copy line 63, Total of all property on Schedule A/B.....	\$	180,158.04

Part 2: Summarize Your Liabilities

		Your liabilities Amount you owe
2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 106D)		
2a. Copy the total you listed in Column A, <i>Amount of claim</i> , at the bottom of the last page of Part 1 of <i>Schedule D</i> ...	\$	159,944.09
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 106E/F)		
3a. Copy the total claims from Part 1 (priority unsecured claims) from line 6e of <i>Schedule E/F</i>	\$	0.00
3b. Copy the total claims from Part 2 (nonpriority unsecured claims) from line 6j of <i>Schedule E/F</i>	\$	46,306.59
Your total liabilities		\$ 206,250.68

Part 3: Summarize Your Income and Expenses

4. Schedule I: Your Income (Official Form 106I)		
Copy your combined monthly income from line 12 of <i>Schedule I</i>	\$	2,725.24
5. Schedule J: Your Expenses (Official Form 106J)		
Copy your monthly expenses from line 22c of <i>Schedule J</i>	\$	3,622.65

Part 4: Answer These Questions for Administrative and Statistical Records

6. **Are you filing for bankruptcy under Chapters 7, 11, or 13?**
- ☐ No. You have nothing to report on this part of the form. Check this box and submit this form to the court with your other schedules.
- ☒ Yes
7. **What kind of debt do you have?**
- ☒ **Your debts are primarily consumer debts.** *Consumer debts* are those "incurred by an individual primarily for a personal, family, or household purpose." 11 U.S.C. § 101(8). Fill out lines 8-9g for statistical purposes. 28 U.S.C. § 159.
- ☐ **Your debts are not primarily consumer debts.** You have nothing to report on this part of the form. *Check this box* and submit this form to the court with your other schedules.

Debtor 1 Kathleen Ann PiantaCase number (if known) 17-11049 TPA

8. **From the *Statement of Your Current Monthly Income*:** Copy your total current monthly income from Official Form 122A-1 Line 11; **OR**, Form 122B Line 11; **OR**, Form 122C-1 Line 14.

\$ 1,285.24

9. **Copy the following special categories of claims from Part 4, line 6 of *Schedule E/F*:**

	Total claim
From Part 4 on <i>Schedule E/F</i>, copy the following:	
9a. Domestic support obligations (Copy line 6a.)	\$ <u>0.00</u>
9b. Taxes and certain other debts you owe the government. (Copy line 6b.)	\$ <u>0.00</u>
9c. Claims for death or personal injury while you were intoxicated. (Copy line 6c.)	\$ <u>0.00</u>
9d. Student loans. (Copy line 6f.)	\$ <u>0.00</u>
9e. Obligations arising out of a separation agreement or divorce that you did not report as priority claims. (Copy line 6g.)	\$ <u>0.00</u>
9f. Debts to pension or profit-sharing plans, and other similar debts. (Copy line 6h.)	+\$ <u>0.00</u>
9g. Total. Add lines 9a through 9f.	\$ <u>0.00</u>

Fill in this information to identify your case and this filing:

Debtor 1	Kathleen Ann Pianta		
	First Name	Middle Name	Last Name
Debtor 2 (Spouse, if filing)			
	First Name	Middle Name	Last Name
United States Bankruptcy Court for the:	WESTERN DISTRICT OF PENNSYLVANIA		
Case number	17-11049 TPA		

☐ Check if this is an amended filing

Official Form 106A/B Schedule A/B: Property

12/15

In each category, separately list and describe items. List an asset only once. If an asset fits in more than one category, list the asset in the category where you think it fits best. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1: Describe Each Residence, Building, Land, or Other Real Estate You Own or Have an Interest In

1. Do you own or have any legal or equitable interest in any residence, building, land, or similar property?

- ☐ No. Go to Part 2.
- ☒ Yes. Where is the property?

1.1

3705 Lochiel Avenue

Street address, if available, or other description

Erie **PA** **16505-0000**

City State ZIP Code

Erie

County

What is the property? Check all that apply

- ☒ Single-family home
- ☐ Duplex or multi-unit building
- ☐ Condominium or cooperative
- ☐ Manufactured or mobile home
- ☐ Land
- ☐ Investment property
- ☐ Timeshare
- ☐ Other

Who has an interest in the property? Check one

- ☒ Debtor 1 only
- ☐ Debtor 2 only
- ☐ Debtor 1 and Debtor 2 only
- ☐ At least one of the debtors and another

Other information you wish to add about this item, such as local property identification number:

Do not deduct secured claims or exemptions. Put the amount of any secured claims on *Schedule D: Creditors Who Have Claims Secured by Property*.

Current value of the entire property?	Current value of the portion you own?
\$160,000.00	\$160,000.00

Describe the nature of your ownership interest (such as fee simple, tenancy by the entireties, or a life estate), if known.

Fee Simple

☐ Check if this is community property (see instructions)

2. Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here.....=>

\$160,000.00

Part 2: Describe Your Vehicles

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on *Schedule G: Executory Contracts and Unexpired Leases*.

Debtor 1 **Kathleen Ann Pianta**Case number (if known) **17-11049 TPA****3. Cars, vans, trucks, tractors, sport utility vehicles, motorcycles**☐ No☒ Yes

3.1 Make: **Ford**
 Model: **Escape**
 Year: **2012**
 Approximate mileage: **31,000**
 Other information:

Who has an interest in the property? Check one

- ☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this is community property
 (see instructions)

Do not deduct secured claims or exemptions. Put the amount of any secured claims on *Schedule D: Creditors Who Have Claims Secured by Property*.

Current value of the entire property?

Current value of the portion you own?

\$16,700.00**\$16,700.00****4. Watercraft, aircraft, motor homes, ATVs and other recreational vehicles, other vehicles, and accessories**

Examples: Boats, trailers, motors, personal watercraft, fishing vessels, snowmobiles, motorcycle accessories

☒ No☐ Yes

5 Add the dollar value of the portion you own for all of your entries from Part 2, including any entries for pages you have attached for Part 2. Write that number here.....=>

\$16,700.00**Part 3: Describe Your Personal and Household Items**

Do you own or have any legal or equitable interest in any of the following items?

Current value of the portion you own?
 Do not deduct secured claims or exemptions.

6. Household goods and furnishings

Examples: Major appliances, furniture, linens, china, kitchenware

☐ No☒ Yes. Describe.....**Usual and Ordinary Household Goods and Furnishings****\$2,500.00****7. Electronics**

Examples: Televisions and radios; audio, video, stereo, and digital equipment; computers, printers, scanners; music collections; electronic devices including cell phones, cameras, media players, games

☐ No☒ Yes. Describe.....**Usual and Ordinary Electronics****\$300.00****8. Collectibles of value**

Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; stamp, coin, or baseball card collections; other collections, memorabilia, collectibles

☒ No☐ Yes. Describe.....**9. Equipment for sports and hobbies**

Examples: Sports, photographic, exercise, and other hobby equipment; bicycles, pool tables, golf clubs, skis; canoes and kayaks; carpentry tools; musical instruments

☒ No☐ Yes. Describe.....**10. Firearms**

Examples: Pistols, rifles, shotguns, ammunition, and related equipment

☒ No

Debtor 1 **Kathleen Ann Pianta**Case number (if known) **17-11049 TPA**☐ Yes. Describe.....**11. Clothes***Examples:* Everyday clothes, furs, leather coats, designer wear, shoes, accessories☐ No☒ Yes. Describe.....**Usual and Ordinary Wearing Apparel****\$250.00****12. Jewelry***Examples:* Everyday jewelry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, watches, gems, gold, silver☐ No☒ Yes. Describe.....**Costume Jewelry****\$50.00****13. Non-farm animals***Examples:* Dogs, cats, birds, horses☐ No☒ Yes. Describe.....**Dog****\$1.00****14. Any other personal and household items you did not already list, including any health aids you did not list**☒ No☐ Yes. Give specific information.....**15. Add the dollar value of all of your entries from Part 3, including any entries for pages you have attached for Part 3. Write that number here****\$3,101.00****Part 4: Describe Your Financial Assets****Do you own or have any legal or equitable interest in any of the following?****Current value of the portion you own?**
Do not deduct secured claims or exemptions.**16. Cash***Examples:* Money you have in your wallet, in your home, in a safe deposit box, and on hand when you file your petition☐ No☒ Yes.....**Cash****\$43.00****17. Deposits of money***Examples:* Checking, savings, or other financial accounts; certificates of deposit; shares in credit unions, brokerage houses, and other similar institutions. If you have multiple accounts with the same institution, list each.☐ No☒ Yes.....

Institution name:

17.1. **Checking****Checking Account @ Northwest Savings Bank****\$5.89**17.2. **Checking****Checking Account @ PNC Bank****\$300.00**17.3. **Checking****Checking Account @ Erie Bank****\$1.00**

Debtor 1 Kathleen Ann PiantaCase number (if known) 17-11049 TPA

17.4.	Savings	<u>Savings Account @ PNC Bank</u>	<u>\$0.15</u>
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17.5.	Checking	<u>Checking Account @ Northwest Savings Bank</u>	<u>\$5.00</u>
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18. Bonds, mutual funds, or publicly traded stocks*Examples: Bond funds, investment accounts with brokerage firms, money market accounts*☒ No☐ Yes..... Institution or issuer name:**19. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including an interest in an LLC, partnership, and joint venture**☒ No☐ Yes. Give specific information about them.....

Name of entity:

% of ownership:

20. Government and corporate bonds and other negotiable and non-negotiable instruments*Negotiable instruments* include personal checks, cashiers' checks, promissory notes, and money orders.*Non-negotiable instruments* are those you cannot transfer to someone by signing or delivering them.☒ No☐ Yes. Give specific information about them

Issuer name:

21. Retirement or pension accounts*Examples: Interests in IRA, ERISA, Keogh, 401(k), 403(b), thrift savings accounts, or other pension or profit-sharing plans*☐ No☒ Yes. List each account separately.

Type of account:

Institution name:

PensionPension through past employment @ PNC Bank (in pay status/\$386.79 per month)\$1.00**Pension**Pension through International Paper (in pay status/\$898.45 per month)\$1.00**22. Security deposits and prepayments**

Your share of all unused deposits you have made so that you may continue service or use from a company

Examples: Agreements with landlords, prepaid rent, public utilities (electric, gas, water), telecommunications companies, or others☒ No☐ Yes. Institution name or individual:**23. Annuities (A contract for a periodic payment of money to you, either for life or for a number of years)**☒ No☐ Yes..... Issuer name and description.**24. Interests in an education IRA, in an account in a qualified ABLE program, or under a qualified state tuition program.**

26 U.S.C. §§ 530(b)(1), 529A(b), and 529(b)(1).

☒ No☐ Yes..... Institution name and description. Separately file the records of any interests. 11 U.S.C. § 521(c):**25. Trusts, equitable or future interests in property (other than anything listed in line 1), and rights or powers exercisable for your benefit**☒ No☐ Yes. Give specific information about them...**26. Patents, copyrights, trademarks, trade secrets, and other intellectual property***Examples: Internet domain names, websites, proceeds from royalties and licensing agreements*☒ No☐ Yes. Give specific information about them...

Debtor 1 **Kathleen Ann Pianta**Case number (if known) **17-11049 TPA****27. Licenses, franchises, and other general intangibles***Examples:* Building permits, exclusive licenses, cooperative association holdings, liquor licenses, professional licenses☒ No☐ Yes. Give specific information about them...**Money or property owed to you?****Current value of the portion you own?**
Do not deduct secured claims or exemptions.**28. Tax refunds owed to you**☒ No☐ Yes. Give specific information about them, including whether you already filed the returns and the tax years.....**29. Family support***Examples:* Past due or lump sum alimony, spousal support, child support, maintenance, divorce settlement, property settlement☒ No☐ Yes. Give specific information.....**30. Other amounts someone owes you***Examples:* Unpaid wages, disability insurance payments, disability benefits, sick pay, vacation pay, workers' compensation, Social Security benefits; unpaid loans you made to someone else☒ No☐ Yes. Give specific information..**31. Interests in insurance policies***Examples:* Health, disability, or life insurance; health savings account (HSA); credit, homeowner's, or renter's insurance☒ No☐ Yes. Name the insurance company of each policy and list its value.

Company name:

Beneficiary:

Surrender or refund value:

32. Any interest in property that is due you from someone who has died

If you are the beneficiary of a living trust, expect proceeds from a life insurance policy, or are currently entitled to receive property because someone has died.

☒ No☐ Yes. Give specific information..**33. Claims against third parties, whether or not you have filed a lawsuit or made a demand for payment***Examples:* Accidents, employment disputes, insurance claims, or rights to sue☒ No☐ Yes. Describe each claim.....**34. Other contingent and unliquidated claims of every nature, including counterclaims of the debtor and rights to set off claims**☒ No☐ Yes. Describe each claim.....**35. Any financial assets you did not already list**☒ No☐ Yes. Give specific information..**36. Add the dollar value of all of your entries from Part 4, including any entries for pages you have attached for Part 4. Write that number here.....****\$357.04****Part 5: Describe Any Business-Related Property You Own or Have an Interest In. List any real estate in Part 1.****37. Do you own or have any legal or equitable interest in any business-related property?**☒ No. Go to Part 6.☐ Yes. Go to line 38.

Debtor 1 **Kathleen Ann Pianta**Case number (if known) **17-11049 TPA****Part 6: Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Interest In.**
If you own or have an interest in farmland, list it in Part 1.46. **Do you own or have any legal or equitable interest in any farm- or commercial fishing-related property?**

- ☒ No. Go to Part 7.
- ☐ Yes. Go to line 47.

Part 7: Describe All Property You Own or Have an Interest in That You Did Not List Above53. **Do you have other property of any kind you did not already list?***Examples: Season tickets, country club membership*

- ☒ No
- ☐ Yes. Give specific information.....

54. **Add the dollar value of all of your entries from Part 7. Write that number here****\$0.00****Part 8: List the Totals of Each Part of this Form**

55. Part 1: Total real estate, line 2		\$160,000.00
56. Part 2: Total vehicles, line 5	\$16,700.00	
57. Part 3: Total personal and household items, line 15	\$3,101.00	
58. Part 4: Total financial assets, line 36	\$357.04	
59. Part 5: Total business-related property, line 45	\$0.00	
60. Part 6: Total farm- and fishing-related property, line 52	\$0.00	
61. Part 7: Total other property not listed, line 54	\$0.00	
	+	
62. Total personal property. Add lines 56 through 61...	\$20,158.04	Copy personal property total \$20,158.04
63. Total of all property on Schedule A/B. Add line 55 + line 62		\$180,158.04

Fill in this information to identify your case:

Debtor 1	Kathleen Ann Pianta		
	First Name	Middle Name	Last Name
Debtor 2 (Spouse if, filing)			
	First Name	Middle Name	Last Name
United States Bankruptcy Court for the:	WESTERN DISTRICT OF PENNSYLVANIA		
Case number (if known)	17-11049 TPA		

☐ Check if this is an amended filing

Official Form 106C

Schedule C: The Property You Claim as Exempt

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Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B: Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part 2: Additional Page* as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

Part 1: Identify the Property You Claim as Exempt

1. Which set of exemptions are you claiming? Check one only, even if your spouse is filing with you.

☐ You are claiming state and federal nonbankruptcy exemptions. 11 U.S.C. § 522(b)(3)

☒ You are claiming federal exemptions. 11 U.S.C. § 522(b)(2)

2. For any property you list on *Schedule A/B* that you claim as exempt, fill in the information below.

Brief description of the property and line on <i>Schedule A/B</i> that lists this property	Current value of the portion you own <small>Copy the value from <i>Schedule A/B</i></small>	Amount of the exemption you claim <small>Check only one box for each exemption.</small>	Specific laws that allow exemption
3705 Lochiel Avenue Erie, PA 16505 Erie County Line from <i>Schedule A/B</i> : 1.1	\$160,000.00	<input checked="" type="checkbox"/> \$13,546.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(1)
2012 Ford Escape 31,000 miles Line from <i>Schedule A/B</i> : 3.1	\$16,700.00	<input checked="" type="checkbox"/> \$3,209.91 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(2)
Usual and Ordinary Household Goods and Furnishings Line from <i>Schedule A/B</i> : 6.1	\$2,500.00	<input checked="" type="checkbox"/> \$2,500.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(3)
Usual and Ordinary Electronics Line from <i>Schedule A/B</i> : 7.1	\$300.00	<input checked="" type="checkbox"/> \$300.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(3)
Usual and Ordinary Wearing Apparel Line from <i>Schedule A/B</i> : 11.1	\$250.00	<input checked="" type="checkbox"/> \$250.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(3)

Debtor 1 **Kathleen Ann Pianta**

Case number (if known)

17-11049 TPA

Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own <small>Copy the value from Schedule A/B</small>	Amount of the exemption you claim <small>Check only one box for each exemption.</small>	Specific laws that allow exemption
Costume Jewelry Line from Schedule A/B: 12.1	\$50.00	<input checked="" type="checkbox"/> \$50.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(4)
Dog Line from Schedule A/B: 13.1	\$1.00	<input checked="" type="checkbox"/> \$1.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(3)
Cash Line from Schedule A/B: 16.1	\$43.00	<input checked="" type="checkbox"/> \$43.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(5)
Checking: Checking Account @ Northwest Savings Bank Line from Schedule A/B: 17.1	\$5.89	<input checked="" type="checkbox"/> \$5.89 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(5)
Checking: Checking Account @ PNC Bank Line from Schedule A/B: 17.2	\$300.00	<input checked="" type="checkbox"/> \$300.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(5)
Checking: Checking Account @ Erie Bank Line from Schedule A/B: 17.3	\$1.00	<input checked="" type="checkbox"/> \$1.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(5)
Savings: Savings Account @ PNC Bank Line from Schedule A/B: 17.4	\$0.15	<input checked="" type="checkbox"/> \$0.15 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(5)
Checking: Checking Account @ Northwest Savings Bank Line from Schedule A/B: 17.5	\$5.00	<input checked="" type="checkbox"/> \$5.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(5)
Pension: Pension through past employment @ PNC Bank (in pay status/\$386.79 per month) Line from Schedule A/B: 21.1	\$1.00	<input checked="" type="checkbox"/> \$1.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(10)(E)
Pension: Pension through International Paper (in pay status/\$898.45 per month) Line from Schedule A/B: 21.2	\$1.00	<input checked="" type="checkbox"/> \$1.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(10)(E)

3. Are you claiming a homestead exemption of more than \$160,375?

(Subject to adjustment on 4/01/19 and every 3 years after that for cases filed on or after the date of adjustment.)

☒ No☐ Yes. Did you acquire the property covered by the exemption within 1,215 days before you filed this case?☐ No☐ Yes

Document Page 13 of 35
G.J. STUBENHOFER APPRAISAL SERVICES, INC.
APPRAISAL REPORT

142F-5 JS
File No. 142F-5

APPRAISAL OF



SINGLE FAMILY DWELLING

LOCATED AT:

3705 LOCHIEL AVENUE
ERIE, PA 16505

FOR:

ATTORNEY MICHAEL S JAN JANIN
2200 WEST GRANDVIEW BLVD.
ERIE, PA 16506

BORROWER:

N/A

AS OF:

October 26, 2017

BY:

GERALD J. STUBENHOFER SRA
CERTIFIED RESIDENTIAL APPRAISER, PA

Document Page 14 of 35
G.J. STUBENHOFER APPRAISAL SERVICES, INC.
APPRAISAL REPORT

142F-5 JS
File No. 142F-5

NOVEMBER 2, 2017

ATTORNEY MICHAEL S JAN JANIN
2200 WEST GRANDVIEW BLVD.
ERIE, PA 16506

File Number: 142F-5

In accordance with your request, I have appraised the real property at:

3705 LOCHIEL AVENUE
ERIE, PA 16505

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.


In my opinion, the market value of the property as of October 26, 2017 is:

\$160,000
One Hundred Sixty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



GERALD J. STUBENHOFER SRA
CERTIFIED RESIDENTIAL APPRAISER, PA

Client File #: 142F-5 JS		Appraisal File #: 142F-5	
 Appraisal Institute® AI Reports™ Form AI-100.01 *		Summary Appraisal Report • Residential	
Appraisal Company: G.J. STUBENHOFER APPRAISAL SERVICES, INC.			
Address: PO BOX 145 MCKEAN, PA 16426			
Phone: 814-392-9800		Fax: Web:	
Appraiser: GERALD J. STUBENHOFER SRA		Co-Appraiser:	
AI Membership: <input checked="" type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> Associate Member <input type="checkbox"/> None		AI Membership: <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> Associate Member <input type="checkbox"/> None	
Other Professional Affiliation: NATIONAL ASSOCIATION OF REALTORS		Other Professional Affiliation:	
E-mail: GJ.STUBEY@GMAIL.COM		E-mail:	
Client: ATTORNEY MICHAEL S JAN JANIN		Contact:	
Address: 2200 WEST GRANDVIEW BLVD., ERIE, PA 16506			
Phone: 814-833-2222		Fax: E-mail: mjanjanin@quinnfirm.com	
REAL ESTATE IDENTIFICATION			
Address: 3705 LOCHIEL AVENUE			
City: ERIE	County: ERIE	State: PA	Zip: 16505
Legal Description: INSTRUMENT 1280 0547			
Tax Parcel #: 33-5-18-3 33-5-19-14		RE Taxes: \$2,679.93	
		Tax Year: 2017	
SUBJECT PROPERTY HISTORY			
Owner of Record: KATHLEEN A PIANTA			
Description and analysis of sales within 3 years (minimum) prior to effective date of value: THE SUBJECT HAS NO SALES HISTORY WITHIN THREE YEARS OF THE EFFECTIVE DATE OF THIS APPRAISAL.			
Description and analysis of agreements of sale (contracts), listings, and options: THE SUBJECT IS NOT BEING TRANSFERRED. THE SUBJECT PROPERTY IS NOT CURRENTLY OFFERED FOR SALE. I AM NOT AWARE OF ANY AGREEMENTS OF SALE OR OPTIONS TO PURCHASE.			
RECONCILIATIONS AND CONCLUSIONS			
Indication of Value by Sales Comparison Approach		\$ 160,000	
Indication of Value by Cost Approach		\$ N/A	
Indication of Value by Income Approach		\$ N/A	
Final Reconciliation of the Methods and Approaches to Value: THE FINAL VALUE ESTIMATE WAS ARRIVED AT BY THE USE OF THE SALES COMPARISON APPROACH AS IT DEALS WITH ACTUAL SALES OF SIMILAR PROPERTIES. THE COST APPROACH WAS CONSIDERED BUT NOT USED DUE TO ESTIMATES OF DEPRECIATION. INSUFFICIENT DATA AVAILABLE TO SUPPORT THE INCOME APPROACH.			
Opinion of Value as of: 10/26/2017		\$ 160,000	
<i>Subject to any hypothetical conditions or extraordinary assumptions stated in the Assignment Parameters section.</i>			

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

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 G.J. STUBENHOFER APPRAISAL SERVICES, INC.

11/08/05
 AISR05 0213/2006

Client:	ATTORNEY MICHAEL S JAN JANIN	Client File #:	142F-5 JS
Subject Property:	3705 LOCHIEL AVENUE	Appraisal File #:	142F-5

ASSIGNMENT PARAMETERS
 Intended User(s): ATTORNEY MICHAEL S JAN JANIN AND HIS ASSIGNS
 Intended Use: BANKRUPTCY PROCEEDINGS
This report is not intended by the appraiser for any other use or by any other user.
 Type of Value: MARKET VALUE Effective Date of Value: 10/26/2017
 Interest Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other:
 Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) N/A

 Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) N/A

 In accordance with Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

SCOPE OF WORK
 Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes: the extent to which the property is identified; the extent to which tangible property is inspected; the type and extent of data researched; and the type and extent of analysis applied to arrive at opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Inspection of Subject: Appraiser: <input type="checkbox"/> None <input checked="" type="checkbox"/> Interior <input checked="" type="checkbox"/> Exterior <input checked="" type="checkbox"/> Date of Inspection 10/26/2017 Co-Appraiser: <input checked="" type="checkbox"/> None <input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input type="checkbox"/> Date of Inspection _____ Living Area Measured: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other _____	Data Sources Used: <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Public Records <input checked="" type="checkbox"/> Office Files <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Plans & Specifications <input type="checkbox"/> Purchase Agreement <input type="checkbox"/> Other: _____ _____ _____ _____	Approaches to Value Developed: Cost Approach: <input type="checkbox"/> Is necessary and developed in this analysis <input type="checkbox"/> Is applicable but not necessary and omitted in this analysis <input checked="" type="checkbox"/> Is not applicable or necessary and omitted in this analysis Sales Comparison Approach: <input checked="" type="checkbox"/> Is necessary and developed in this analysis <input type="checkbox"/> Is applicable but not necessary and omitted in this analysis <input type="checkbox"/> Is not applicable or necessary and omitted in this analysis Income Approach: <input type="checkbox"/> Is necessary and developed in this analysis <input type="checkbox"/> Is applicable but not necessary and omitted in this analysis <input checked="" type="checkbox"/> Is not applicable or necessary and omitted in this analysis
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Additional Scope of Work Comments: THE SCOPE OF THE APPRAISAL INCLUDES, BUT IS NOT LIMITED TO: 1) A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY. 2) COLLECTION AND VERIFICATION OF PERTINENT DATA VIA: COURT HOUSE RESEARCH, INTERVIEWS WITH REAL ESTATE PROFESSIONALS AND THE GREATER ERIE BOARD OF REALTORS MULTIPLE LISTING SERVICE. 3) A COMPLETE ANALYSIS OF RELEVANT DATA FOR APPLICATION TO THE THREE ACCEPTED APPROACHES TO VALUE: THE SALES COMPARISON, COST AND INCOME APPROACHES. 4) AN ANALYSIS AND CORRELATION OF ALL APPLICABLE APPROACHES TO VALUE WILL BE CONSIDERED TO REPORT A FINAL ESTIMATE OF VALUE.

Significant Real Property Appraisal Assistance: ☒ None ☐ Disclose Name(s) and contribution:

Client: ATTORNEY MICHAEL S JAN JANIN		Client File #: 142F-5 JS									
Subject Property: 3705 LOCHIEL AVENUE		Appraisal File #: 142F-5									
IMPROVEMENTS ANALYSIS											
General: Design: RANCH		No. of Units: 1	No. of Stories: 1								
Actual Age: 65		Effective Age: 55									
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Under Construction <input type="checkbox"/> Proposed <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Manufactured <input type="checkbox"/> Modular											
Other:											
Exterior Elements: Roofing: COMPOSITION SHINGLE		Siding: VINYL-T111	Windows: DOUBLE HUNG								
<input checked="" type="checkbox"/> Patio <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Porch <input type="checkbox"/> Pool <input checked="" type="checkbox"/> Fence											
Other: STORAGE SHEDS											
Interior Elements: Flooring: CARPET/CERAMIC		Walls: WALL BOARD/PANELED	<input checked="" type="checkbox"/> FP# 2 GAS								
Kitchen: <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range <input type="checkbox"/> Oven <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input checked="" type="checkbox"/> Dishwasher Countertops: FORMICA											
Other:											
Foundation: <input type="checkbox"/> Crawl Space		<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Basement								
Other:											
Attic: <input type="checkbox"/> None <input type="checkbox"/> Scuttle		<input checked="" type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairway <input type="checkbox"/> Finish								
Mechanicals: HVAC: HW		Fuel: GAS	Air Conditioning: CENTRAL								
Car Storage: <input type="checkbox"/> Driveway		<input checked="" type="checkbox"/> Garage 2 CAR	<input type="checkbox"/> Carport <input checked="" type="checkbox"/> Finished								
Other Elements:											
Above Grade Gross Living Area (GLA)											
	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bdrms	# Baths	Utility	Other	Area Sq. Ft.
Level 1	1		1		2		2	2.0	1	DEN	1,842
Level 2											
Finished area above grade contains: <input type="text" value="2"/> Bedroom(s) <input type="text" value="2.0"/> Bath(s) <input type="text" value="1,842"/> Sq. Ft. of GLA											
Summarize above grade improvements: THE EXTERIOR IS IN AVERAGE OVERALL CONDITION. THE ROOF APPEARS TO BE NEARING THE END OF ITS PHYSICAL LIFE, NO VISIBLE SIGNS OF LEAKAGE. THE INTERIOR IS ALSO AVERAGE OVERALL. THE DECOR ; KITCHEN AND BATHROOMS ARE DATED. COSMETIC REPAIR AND THE CONDITION OF SHORT LIVED ITEMS ARE AVERAGE. THE FLOOR PLAN IS ADEQUATE FOR THIS SIZE AND STYLE DWELLING. THE HEATING SYSTEM IS ORIGINAL (65 YEARS OLD) THE REMAINDER OF THE MECHANICAL SYSTEMS APPEAR TO BE ADEQUATE AND FUNCTIONAL.											
Below Grade Area or Other Living Area											
	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bdrms	# Baths	Utility	% Finished	Area Sq. Ft.
Below Grade											0
Other Living Area											
Summarize below grade and/or other living area improvements: N/A											
Discuss physical depreciation and functional or external obsolescence: PHYSICAL DEPRECIATION IS DUE TO AGE, WEAR AND TEAR. THERE IS NO MEASURABLE FUNCTIONAL OR EXTERNAL OBSOLESCENCE PRESENT.											
Discuss style, quality, condition, size, and value of improvements including conformity to market area: THE SUBJECTS STYLE, QUALITY AND SIZE IS MARKET ACCEPTED, COMPARES FAVORABLY WITH COMPETING LIKE HOUSING AND CONFORMS TO THE SUBJECT'S GENERAL MARKET AREA.											
HIGHEST AND BEST USE ANALYSIS											
<input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Proposed Use <input type="checkbox"/> Other											
Summary of highest and best use analysis: THE SUBJECT'S HIGHEST AND BEST USE IS IT'S PRESENT USE. THE PRESENT USE MEETS THE FOUR TESTS OF THE HIGHEST AND BEST USE.											

Client:	ATTORNEY MICHAEL S JAN JANIN	Client File #:	142F-5 JS
Subject Property:	3705 LOCHIEL AVENUE	Appraisal File #:	142F-5

COST APPROACH			
Cost Approach Definitions			
<input type="checkbox"/> Reproduction Cost is the estimated cost to construct, at current prices as of the effective appraisal date, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.			
<input type="checkbox"/> Replacement Cost is the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design and layout.			
Cost Approach Analysis			
Estimated Cost New			
Above Grade Living Area	1,842 Sq. Ft. @ \$	= \$	N/A
Finished Below Grade Area	0 Sq. Ft. @ \$	= \$	
Unfinished Below Grade Area	0 Sq. Ft. @ \$	= \$	
Other Living Area	Sq. Ft. @ \$	= \$	
Car Storage	441 Sq. Ft. @ \$	= \$	N/A
		\$	
		\$	
		\$	
		\$	N/A
Total Estimated Cost New			
Less Depreciation	Econ. Age Basis:	Est. Rem. Econ. Life:	
Physical		0.0 % = \$	0
Functional		0.0 % = \$	0
External		0.0 % = \$	0
Total Depreciation		\$	0
Depreciated Value of Improvements		\$	N/A
Contributory Value of Site Improvements		\$	
		\$	
		\$	
		\$	
Opinion of Site Value		\$	N/A
Indicated Value			
Cost Approach Comments (Data Sources, Depreciation Basis, Site Value, Etc.): BECAUSE OF THE AGE OF THE SUBJECT PROPERTY AND THE SUBJECTIVE NATURE OF ESTIMATING ACCRUED DEPRECIATION, THE COST APPROACH IS NOT CONSIDERED TO BE A VIABLE APPROACH TO ESTIMATE MARKET VALUE AND WILL NOT BE USED IN THIS REPORT.			
Cost Approach Reconciliation:			
Indication of Value by Cost Approach		\$	N/A

Client:	ATTORNEY MICHAEL S JAN JANIN		Client File #:	142F-5 JS			
Subject Property:	3705 LOCHIEL AVENUE		Appraisal File #:	142F-5			
SALES COMPARISON APPROACH							
ITEM	SUBJECT	COMPARISON NO. 1		COMPARISON NO. 2		COMPARISON NO. 3	
Address	3705 LOCHIEL AVENUE	604 INDIANA DRIVE		617 CALIFORNIA DRIVE		337 INDIANA DRIVE	
	ERIE	ERIE, PA 16505		ERIE, PA 16505		ERIE, PA 16505	
Proximity to Subject		1.78 MILES NE		1.94 MILES NE		1.80 MILES NE	
Final List Price	N/A	\$	\$150,000	\$	\$159,900	\$	\$178,500
Sale Price	N/A	\$	\$140,000	\$	\$155,500	\$	\$163,500
Sale-To-List Price Ratio	0.00%	%	93.33%	%	97.25%	%	91.60%
Closing Date	N/A	10/03/2017		09/26/2017		08/11/2017	
Days On Market	N/A	55		51		22	
Price/Gross Living Area	\$0.00	\$86.42		\$84.51		\$83.50	
Data Source/ Verification	INSPECTION COURT HOUSE DESCRIPTION	M.L.S./COURT HOUSE CT/HS SELLER DISCLOSURE DESCRIPTION		M.L.S./COURT HOUSE CT/HS SELLER DISCLOSURE DESCRIPTION		M.L.S./COURT HOUSE CT/HS SELLER DISCLOSURE DESCRIPTION	
Financing Type	N/A	CONV. LOAN		CONV. LOAN		CONV. LOAN	
Concessions	N/A	NONE KNOWN		NONE KNOWN		NONE KNOWN	
Contract Date	N/A	06/23/2017		08/28/2017		07/12/2017	
Location	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Site Size	83,16 X 129.5 IRR	104 X 130		75 X 130		90 X 130	
Site Views/Appeal	RES/LAKE/GOOD	RES/AVG 15,000		RES/AVG 15,000		RES/AVG 15,000	
Design and Appeal	RANCH/AVG	RANCH/AVG		RANCH/AVG		RANCH/AVG	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Age	65A/55E	61A/55E		66A/55E		67A/55E	
Condition	AVERAGE	SUPERIOR -5,000		SUPERIOR -5,000		SUPERIOR -5,000	
Above Grade Bedrooms	2	3		3		3	
Above Grade Baths	2.0	2.0		1.0		2.0	
Gross Living Area	1,842 Sq. Ft.	1,620 Sq. Ft. 8,700		1,840 Sq. Ft. 100		1,958 Sq. Ft. -3,500	
Below Grade Area	SLAB	SLAB		FULL -10,000		FULL -10,000	
Below Grade Finish	N/A	N/A		BATH -1,000		1 ROOM FAIR 0	
Other Living Area	NONE	NONE		NONE		NONE	
Functional Utility	ADEQUATE	ADEQUATE		ADEQUATE		ADEQUATE	
Heating/Cooling	GAS HW/C/A	GAS FA/C/A		GAS HW/C/A		GAS FA/C/A	
Car Storage	2 CAR GAR	2 CAR GAR		2 CAR GAR		2 CAR GAR	
OTHER	2 GAS F/P	1 F/P 2,000		1 F/P 2,000		1 F/P 2,000	
OTHER	PATIOS,PORCH	EQUAL		EQUAL		EQUAL	
OTHER	FENCE	EQUAL		EQUAL		EQUAL	
Net Adj. (total)		(X) + [] - \$ 18,700		(X) + [] - \$ 5,100		[] + (X) - \$ 1,500	
Adjusted Sale Price	Gross/Net	20.5 / 13.4 \$ 158,700		23.9 / 3.3 \$ 160,600		21.7 / -0.9 \$ 162,000	
Comments and reconciliation of the sales comparison approach: COMPARABLES SELECTED REPRESENT TRANSFERS OF ARCHITECTURALLY SIMILAR DWELLINGS LOCATED IN THE SUBJECT'S NORTH WEST MILLCREEK MARKET AREA. SALES WOULD HAVE SIMILAR APPEAL TO TYPICAL PURCHASERS AS COMPARED TO THE SUBJECT. WEIGHT OF OPINION IS GIVEN COMPARABLE NO.1, REQUIRING THE LEAST AMOUNT OF CATEGORY ADJUSTMENTS ADJUSTED UPWARD TO REFLECT COMPARABLE NO.3, SUPPORTED BY COMPARABLE NO.2.							
Indication of Value by Sales Comparison Approach				ONE HUNDRED SIXTY THOUSAND DOLLARS		\$ 160,000	

Client:	ATTORNEY MICHAEL S JAN JANIN	Client File #:	142F-6 JS
Subject Property:	3705 LOCHIEL AVENUE	Appraisal File #:	142F-5

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by any one to the public through advertising, public relations, news, sales, or other media.
- A true and complete copy of this report contains 18 pages including exhibits which are considered an integral part of the report. The appraisal report may not be properly understood without access to the entire report.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

☒ Market Value Definition (below) ☐ Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

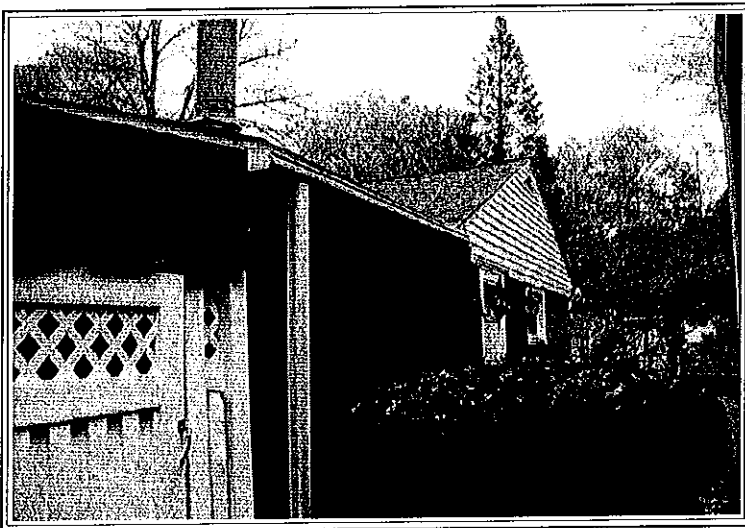
Source: *Appraisal Institute Dictionary of Real Estate Appraisal*

Borrower: N/A		Document	Page 23 of 35	File No.: 142F-5
Property Address: 3705 LOCHIEL AVENUE				Case No.: 142F-5 JS
City: ERIE		State: PA		Zip: 16505
Lender: ATTORNEY MICHAEL S JAN JANIN				

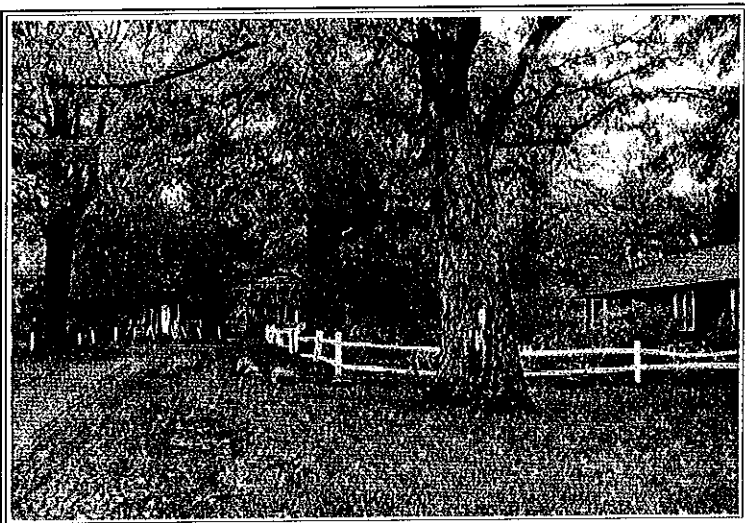


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: October 26, 2017
Appraised Value: \$ 160,000

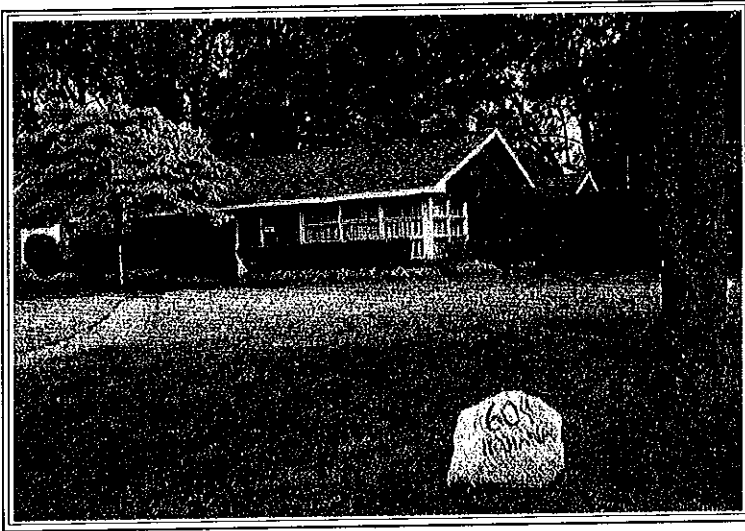


REAR VIEW OF
SUBJECT PROPERTY



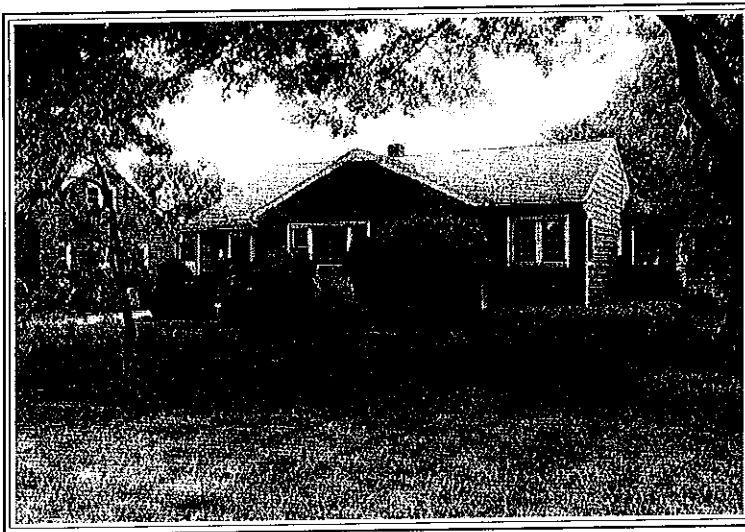
STREET SCENE

Borrower: N/A	File No.: 142F-5
Property Address: 3705 LOCHIEL AVENUE	Case No.: 142F-5 JS
City: ERIE	State: PA Zip: 16505
Lender: ATTORNEY MICHAEL S JAN JANIN	



COMPARABLE SALE #1

604 INDIANA DRIVE
ERIE, PA 16505
Sale Date: 10/03/2017
Sale Price: \$ 140,000



COMPARABLE SALE #2

617 CALIFORNIA DRIVE
ERIE, PA 16505
Sale Date: 09/26/2017
Sale Price: \$ 155,500

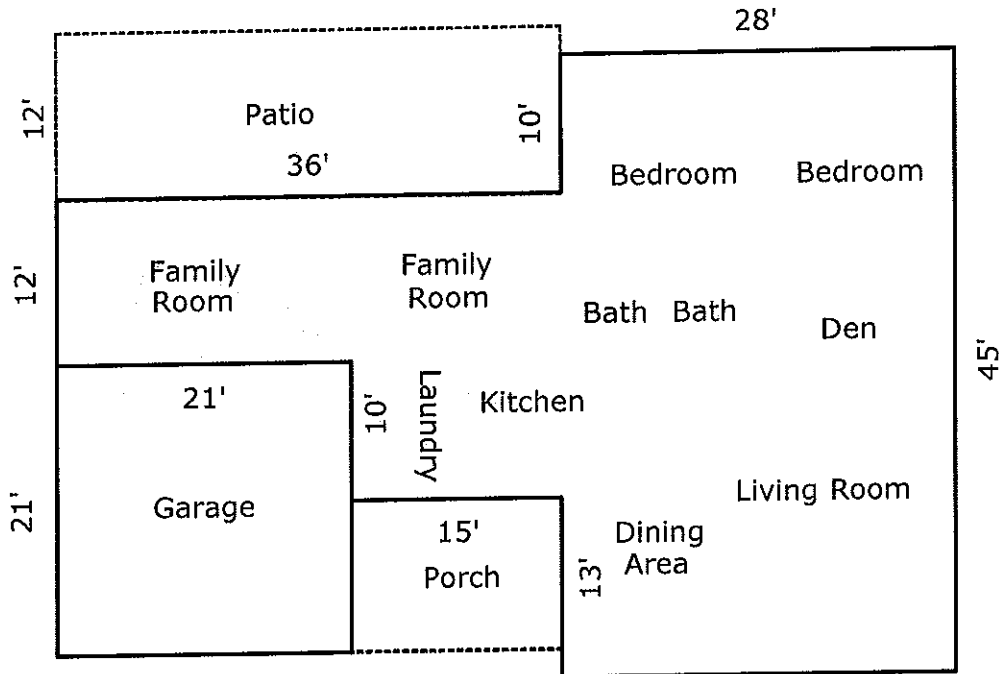


COMPARABLE SALE #3

337 INDIANA DRIVE
ERIE, PA 16505
Sale Date: 08/11/2017
Sale Price: \$ 163,500

FLOORPLAN SKETCH

Borrower: N/A File No.: 142F-5
 Property Address: 3705 LOCHIEL AVENUE Case No.: 142F-5 JS
 City: ERIE State: PA Zip: 16505
 Lender: ATTORNEY MICHAEL S JAN JANIN



Sketch by Apex Sketch v5 Standard™

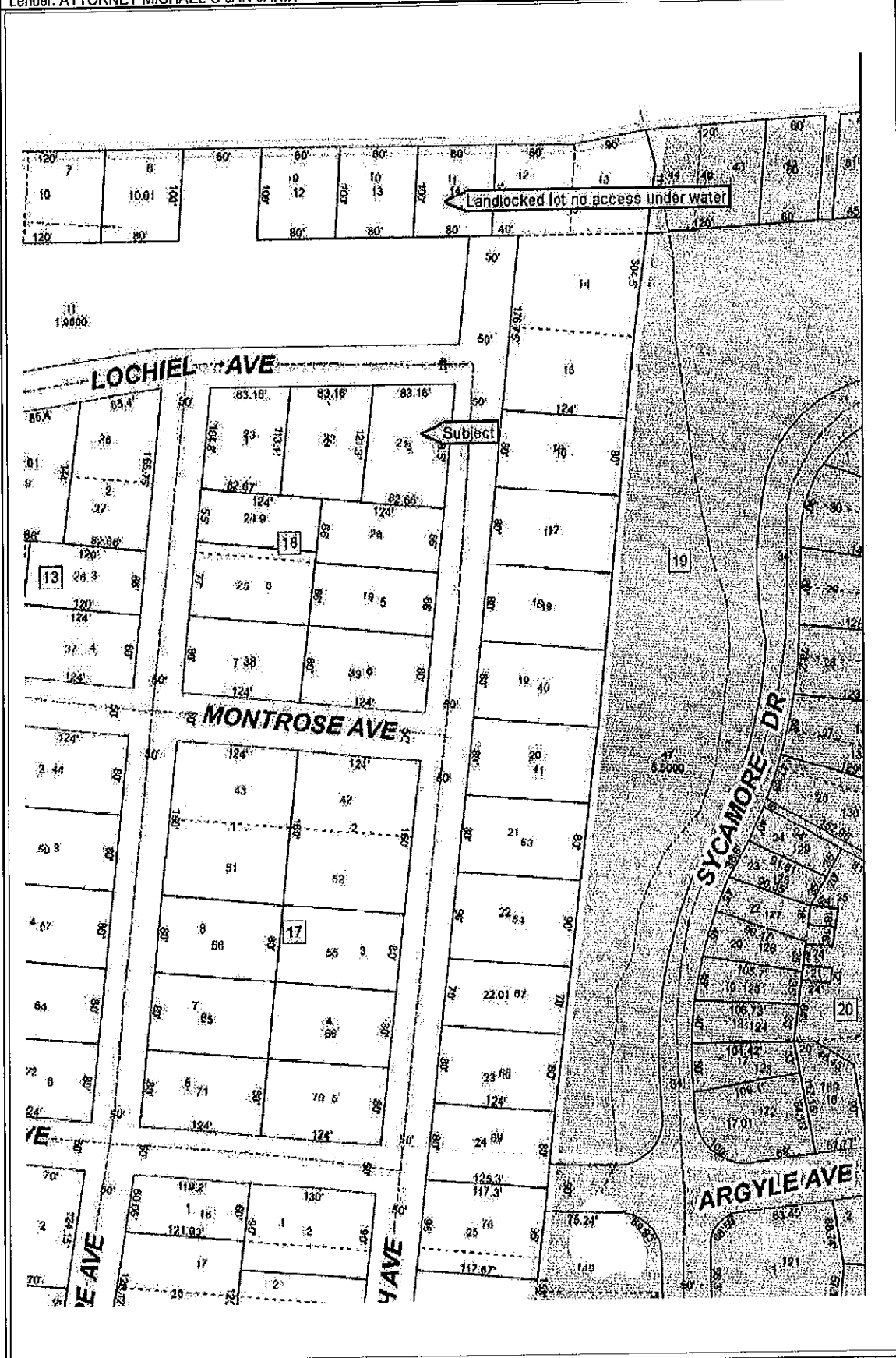
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1842.00	1842.00
GAR	Garage	441.00	441.00
P/P	Porch	165.00	
	Porch	432.00	597.00
Net LIVABLE Area (rounded)			1842

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
12.0	x	64.0	768.00
10.0	x	28.0	280.00
13.0	x	28.0	364.00
10.0	x	43.0	430.00
4 Items (rounded)			1842

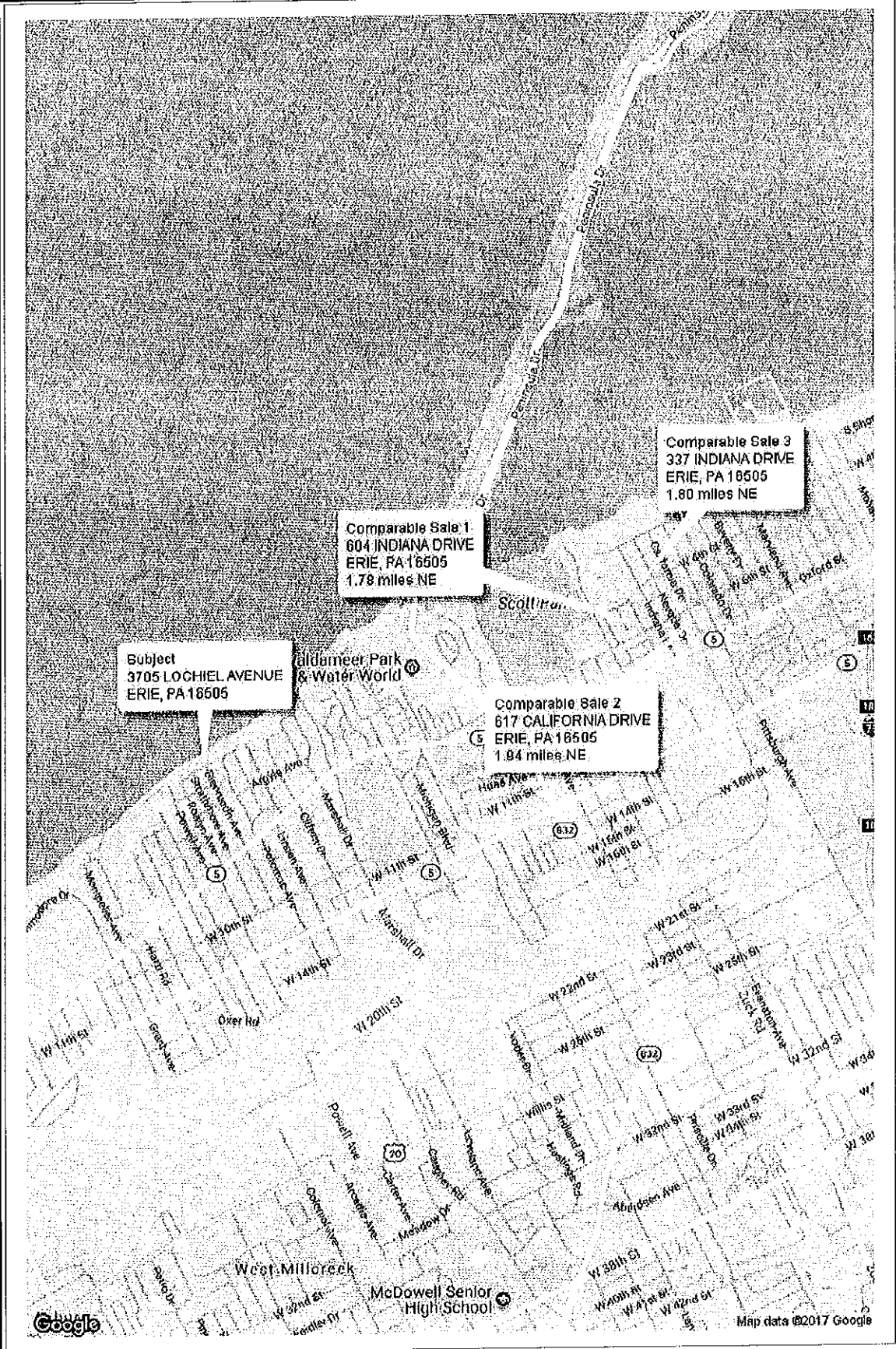
PLAT MAP

Borrower: N/A File No.: 142F-5
Property Address: 3705 LOCHIEL AVENUE Case No.: 142F-5 JS
City: ERIE State: PA Zip: 16505
Lender: ATTORNEY MICHAEL S JAN JANIN



LOCATION MAP

Borrower: N/A	File No.: 142F-5
Property Address: 3705 LOCHIEL AVENUE	Case No.: 142F-5 JS
City: ERIE	State: PA Zip: 16505
Lender: ATTORNEY MICHAEL S JAN JANIN	



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G.J. STUBENHOFER APPRAISAL SERVICES, INC.
APPRAISAL REPORT142F-5 JS
File No. 142F-5

***** INVOICE *****

File Number: 142F-5

11/02/2017

ATTORNEY MICHAEL S JAN JANIN
2200 WEST GRANDVIEW BLVD.
ERIE, PA 16506

Borrower : N/A...OWNER KATHLEEN A PIANTA

Invoice # : 142F-5 JS

Order Date :

Reference/Case # : 142F-5 JS

PO Number :

3705 LOCHIEL AVENUE
ERIE, PA 16505

APPRAISAL FEE	\$	450.00
	\$	

Invoice Total	\$	450.00
State Sales Tax @	\$	0.00
Deposit	(\$	450.00)
Deposit	(\$	

Amount Due	\$	0.00

Terms: PAID IN FULL

Please Make Check Payable To:

Fed. I.D. #: 26-3876840

THANK YOU

***** QUALIFICATIONS *****

APPRAISER

GERALD J. STUBENHOFER, SRA
PO BOX 145
MCKEAN, PENNSYLVANIA 16426
PHONE: 814-860-3477
FAX: 814-860-3488
EDUCATION:

COURSES SUCCESSFULLY COMPLETED:

CONTINUING EDUCATION FROM FROM 2007 TO PRESENT

SEP 2007 CONDOMINIUMS, CO-OPS, AND PUDs
APPRAISAL INSTITUTE

JUN 2007 NATIONAL USPAP UPDATE COURSE
MCKISSOCK DATA SYSTEMS

APR:2006 FHA AND THE NEW RESIDENTIAL APPRAISAL FORM
APPRAISAL INSTITUTE

SEP. 2005 CONDEMNATION APPRAISING: BASIC PRINCIPLES AND APPLICATIONS
MANUFACTURERS ASSOCIATION OF ERIE

JUL.2005 PROFESSIONAL'S GUIDE TO UNIFORM RESIDENTIAL APPRAISAL REPORT
MANUFACTURERS ASSOCIATION OF ERIE

JUL.2005 FHA APPRAISAL INSPECTION FROM THE GROUND UP: WHAT EVERY APPRAISER
SHOULD KNOW
MANUFACTURERS ASSOCIATION OF ERIE

MAY2005 RESIDENTIAL DESIGN & FUNCTIONAL UTILITY
PITTSBURGH CHAPTER APPRAISAL INSTITUTE

JUN 2004 UNIFORM CONSTRUCTION CODE FRO PA.
MANUFACTURERS ASSOCIATION OF ERIE

MAY2004 ASSESSMENT LAW & PROCEDURE IN PA.
MANUFACTURERS ASSOCIATION OF ERIE

DEC.2003 APPRAISALS AND REAL ESTATE LENDING: WHAT EVERY BANKER SHOULD
KNOW / APPRAISAL INSTITUTE
MANUFACTURERS ASSOCIATION OF ERIE

OCT. 2003 PROFESSIONALISM IN REAL ESTATE / ETHICS
VILLA OF ERIE

OCT. 2003 USPAP - NEW UPDATE (REQUIRED)
MANUFACTURER'S ASSOCIATION OF ERIE

OCT. 2003 PA. CODE 49, ACT 98 - RULES AND REGULATIONS
MANUFACTURER'S ASSOCIATION OF ERIE

***** QUALIFICATIONS *****

DEC. 2002 AIRPORT EXTENSION / RESTRICTIONS
MANUFACTURER'S ASSOCIATION OF ERIE

MAY 2002 STANDARDS OF PROFESSIONAL PRACTICE 'C' & PA. LAW
MANUFACTURER'S ASSOCIATION OF ERIE

JAN. 2002 RE-ASSESSMENT OF ERIE COUNTY

DEC. 2001 HOME INSPECTION
MANUFACTURER'S ASSOCIATION OF ERIE

NOV. 2001 ARCHITECTS & APPRAISERS
MANUFACTURER'S ASSOCIATION OF ERIE

SEP. 2001 NON-CONFORMING USE
MANUFACTURER'S ASSOCIATION OF ERIE

JAN. 2001 PA. LAW
MANUFACTURER'S ASSOCIATION OF ERIE

JAN. 2001 STATE OF THE VALUATION PROFESSION

JAN. 2001 USPAP - NEW UPDATE (REQUIRED)
MANUFACTURER'S ASSOCIATION OF ERIE

JAN. 2001 UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL (USPAP)
APPRAISAL INSTITUTE NW. PA. CHAPTER

OCT. 2000 CONSTRUCTION
CHAPTER

SEP. 2000 PA. STATE MANDATED COURSE
MCKISSOCK DATA SYSTEMS

SEP. 2000 RE-ASSESSMENT PROCEDURES, HOW TO ACCESS, HOW TO
APPEAL
APPRAISAL INSTITUTE NW. PA. CHAPTER

MAY2000 APPRAISING MANUFACTURED HOUSING
APPRAISAL INSTITUTE NW. PA. CHAPTER

DEC. 1999 FHA SEMINAR
APPRAISAL INSTITUTE NW. PA. CHAPTER

APR. 1999 STATE MANDATED COURSE
MCKISSOCK DATA SYSTEMS

OCT. 1998 STANDARDS OF PROFESSIONAL PRACTICE
APPRAISAL INSTITUTE NW. PA. CHAPTER

APR. 1998 AUTOMATED VALUATION MODELS
APPRAISAL INSTITUTE NW. PA. CHAPTER

JUN. 1997 FHA APPRAISER TRAINING
US DEPT. OF HUD, PITTSBURGH

***** QUALIFICATIONS *****

FEB. 1997 INCOME CAPITALIZATION
MCKISSOCK DATA SYSTEMS

SEP. 1995 MARSHALL & SWIFT SINGLE FAMILY COST DATA SEMINAR
APPRAISAL INSTITUTE NW. PA. CHAPTER

FEB. 1995 UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL
PRACTICE (ALSO MAY 1996)
MCKISSOCK DATA SYSTEMS

DEC. 1994 FHA PRACTICES, (RECERTIFICATION COURSE MAY 1996)
U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT, PITTSBURGH

OCT. 1993 URAR SEMINAR
APPRAISAL INSTITUTE N.W. PA CHAPTER

MAY 1993 FAIR HOUSING
POLLEY ASSOCIATES

FEB. 1993 FIRREA
THE APPRAISAL INSTITUTE NW. PA. CHAPTER

JUN. 1992 STANDARDS OF PROFESSIONAL PRACTICE, PART B
THE APPRAISAL INSTITUTE NW. PA. CHAPTER

MAR. 1991 SMALL RESIDENTIAL INCOME PROPERTY APPRAISAL REPORT
APPRAISAL INSTITUTE NW. PA. CHAPTER

SEP. 1989 PROFESSIONAL PRACTICE SEMINARS
SOCIETY OF REAL ESTATE APPRAISERS

JUL. 1989 MARKET EXTRACTION SEMINAR
SOCIETY OF REAL ESTATE APPRAISERS

AUG. 1988 NARRATIVE REPORT WRITING SEMINAR
SOCIETY OF REAL ESTATE APPRAISERS

NOV. 1987 URAR SEMINAR
SOCIETY OF REAL ESTATE APPRAISERS

JUL. 1987 COURSE 102
SOCIETY OF REAL ESTATE APPRAISERS, CLEVELAND CHAPTER

JUN. 1986 COURSE 101
SOCIETY OF REAL ESTATE APPRAISERS, PURDUE UNIVERSITY

1972-1980 GRADUATE REALTORS INSTITUTE (GRI)
REAL ESTATE INSTITUTE

1972-1975 CERTIFICATION FOR REAL ESTATE BROKER'S LICENSE
APPRAISAL 1 - APPRAISAL11
PENN STATE UNIVERSITY (BEHREND CAMPUS)

***** QUALIFICATIONS *****

OTHER:

CURRENT: OWNER/ PRESIDENT G.J. STUBENHOFER APPRAISAL SERVICES, INC.

FEB 2006 TO 1/09 EMPLOYEE OF STUBENHOFER APPRAISAL SERVICES, INC.

1995 TO FEB. 2006: OWNER/PRESIDENT, STUBENHOFER APPRAISAL SERVICES, INC.

1992- 1995: OWNER/PARTNER/BROKER SAMMARTINO & STUBEHOFER, INC.

1988 - 1992: RESIDENTIAL APPRAISER, SELF EMPLOYED

PRIOR: OWNER/PARTNER/BROKER APPRAISAL

TEACHING:

1993 TO PRESENT: GANNON UNIVERSITY, ERIE, PA., REAL ESTATE APPRAISAL

ASSOCIATION MEMBERSHIPS:

1995 PRESIDENT, NORTHWESTERN PA. CHAPTER
THE APPRAISAL INSTITUTE

MEMBER: NATIONAL ASSOCIATION OF REALTORS

MEMBER: PENNSYLVANIA ASSOCIATION OF REALTORS

MEMBER: GREATER ERIE BOARD OF REALTORS

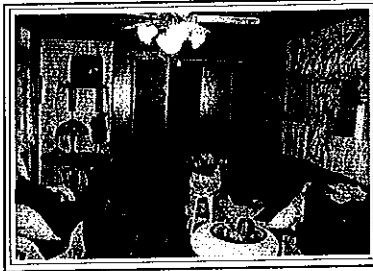
DESIGNATIONS:

SRA: SENIOR RESIDENTIAL APPRAISER,
THE APPRAISAL INSTITUTE

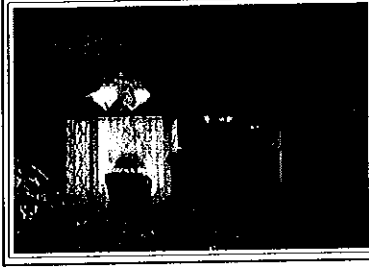
CRA: CERTIFIED RESIDENTIAL APPRAISER
PENNSYLVANIA #RL-000261-L

FHA APPROVED APPRAISER

Borrower: N/A		Document	Page 33 of 35	File No.: 142F-5
Property Address: 3705 LOCHIEL AVENUE		Case No.: 142F-5 JS		
City: ERIE	State: PA		Zip: 16505	
Lender: ATTORNEY MICHAEL S JAN JANIN				



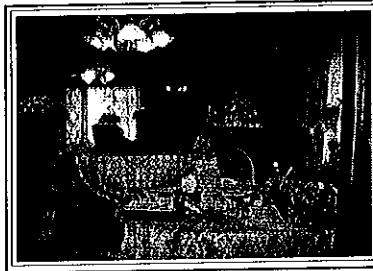
ENCLOSED PORCH



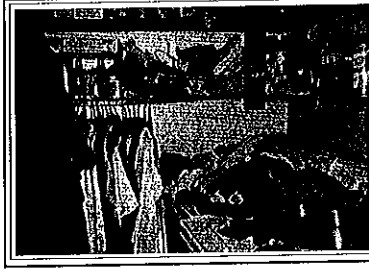
LIVING ROOM



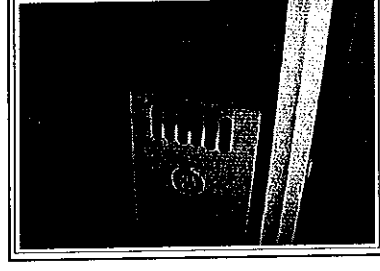
KITCHEN



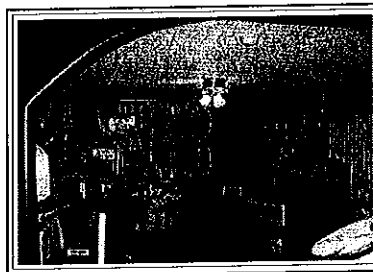
DINING AREA



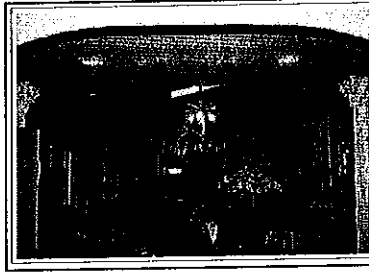
LAUNDRY



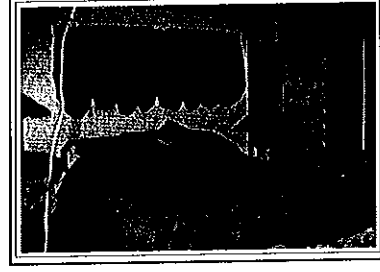
UTILITY ROOM ORIGINAL BOILER



FAMILY ROOM



FAMILY ROOM



BEDROOM



BATH



BEDROOM



BATH

Borrower: N/A	Document	Page 34 of 35	File No.: 142F-5
Property Address: 3705 LOCHIEL AVENUE			Case No.: 142F-5 JS
City: ERIE		State: PA	Zip: 16505
Lender: ATTORNEY MICHAEL S JAN JANIN			



DEN



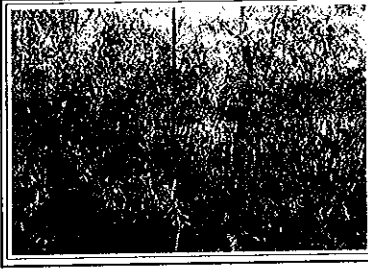
STORAGE SHED



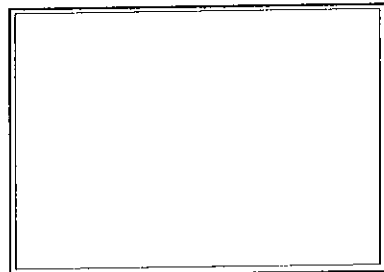
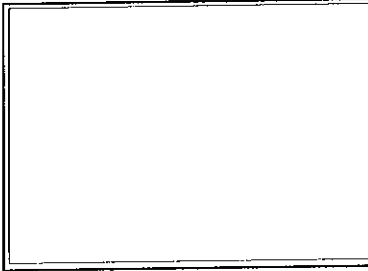
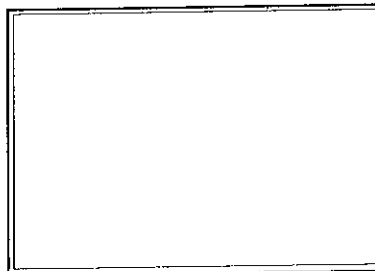
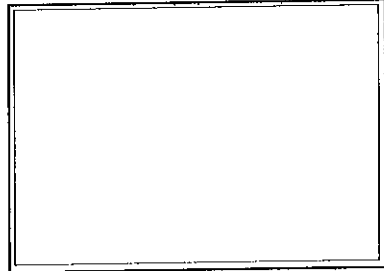
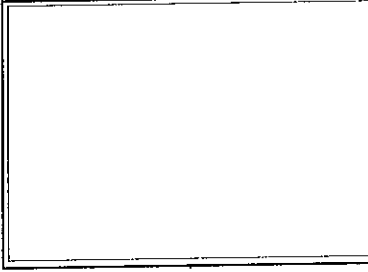
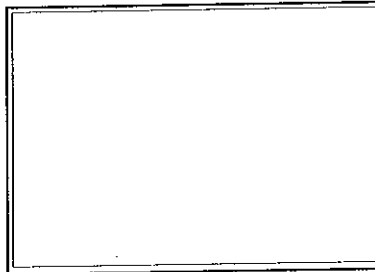
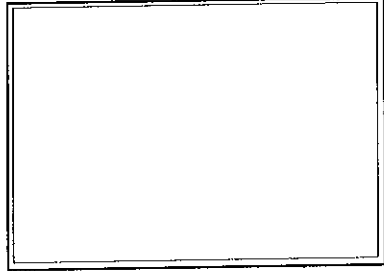
STORAGE SHED



ROOF CONDITION



ADDITIONAL LAND LOCKED LOT



Borrower: N/A
Property Address: 3705 LOCHIEL AVENUE
City: ERIE County: ERIE State: PA Zip Code: 16505
Lender: ATTORNEY MICHAEL S JAN JANIN

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 90 TO 180 DAYS

BASED UPON MY REPORTED VALUE FOR THE SUBJECT, I WOULD ESTIMATE A REASONABLE EXPOSURE TIME OF THREE TO SIX MONTHS.

Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.


Additional Comments

THIS REPORT HAS BEEN ELECTRONICALLY PREPARED IN COMPLIANCE WITH USPAP GUIDELINES WHICH INCLUDES A SECURE DIGITAL SIGNATURE AND ADEQUATE SECURITY MEASURES IN PLACE TO PROTECT THE DATA PRODUCED BY THE APPRAISER.

THE APPRAISER ATTEMPTED TO OBTAIN AN ADEQUATE AMOUNT OF INFORMATION IN THE NORMAL COURSE OF BUSINESS REGARDING THE SUBJECT AND COMPARABLE PROPERTIES. SOME OF THE STANDARDIZED RESPONSES REQUIRED BY THE UAD, ESPECIALLY THOSE IN WHICH THE APPRAISER HAS NOT HAD THE OPPORTUNITY TO VERIFY PERSONALLY OR MEASURE, COULD MISTAKENLY IMPLY GREATER PRECISION AND RELIABILITY IN THE DATA THAN IS FACTUALLY CORRECT OR TYPICAL OF THE NORMAL COURSE OF BUSINESS. EXAMPLES INCLUDE CONDITION AND QUALITY RATINGS AS WELL AS COMPARABLES SALES AND LISTING DATA. NOT EVERY ELEMENT OF THE SUBJECT PROPERTY WAS VIEWABLE AND COMPARABLE PROPERTY DATA WAS GENERALLY OBTAINED FROM THIRD-PARTY SOURCES (IE, GEBOR MLS AND ERIE COUNTY COURT HOUSE RECORDS). CONSEQUENTLY, THIS INFORMATION SHOULD BE CONSIDERED AN "ESTIMATE" UNLESS OTHERWISE NOTED BY THE APPRAISER.

THIS REPORT HAS BEEN PREPARED IN ACCORDANCE WITH TITLE XI OF FIRREA AS AMENDED, AND ANY IMPLEMENTING REGULATIONS.

APPRAISER:

Signature: 
Name: GERALD J. STUBENHOFER SRA
Date Signed: 11/02/2017
State Certification #: RL000261L
or State License #: _____
or Other (describe): _____ State #: _____
State: PA
Expiration Date of Certification or License: 08/30/2019
Effective Date of Appraisal: 10/26/2017

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior